



CARRICK DEVELOPMENTS LIMITED PRESENT CRANFORD...

...a stylish, elegant, beautiful and spacious new home in Foxrock

Specification

The specification of this luxury property is quite simply outstanding. The all brick period exterior with extensive granite features and Sash Windows create a rich stunning appearance. The exterior is effectively maintenance free so the house will mature beautifully and gracefully. Attention to detail informs all aspects of this beautiful house. The architect is Frank Elms & Co.

Size

This house is of circa 5,000 sq. ft. set over three levels creating a sense of luxury, space and comfort.

Plot

This house sits on a plot of c. .25 acre. Such a sizeable plot befits such a stunning property.

South Facing Gardens

The extensive mature rear garden is south facing and sunny ensuring a sense of luxury, space and comfort.

Car Parking

Extensive car parking for 4/5 cars is available in the front fully clay paved driveway.

Underfloor Heating

Underfloor heating is provided throughout all three levels of the house. Each room is digitally and thermostatically controlled.

Energy Efficiency

There is a huge focus upon energy efficiency throughout the whole house. Full details contained within each property.

www.carrickdevelopments.ie





HAINAULT ROAD, FOXROCK

Hainault Road is one of the finest roads in Foxrock. It is merely a stroll from the charming village of Foxrock with its boutiques, stylish restaurants of Bistro One and The Gables and convenient shops.

With large plots and landmark roads, Foxrock has a sense of country living and charm whilst still relatively close to the city centre. The excellent transport links of the N11, M50, The Luas and the QBC afford easy access to whichever destination one chooses. Blackrock, Cabinteely, Cornelscourt, Deansgrange and Leopardstown are in close proximity.

A wonderful array of amenities await future occupants. Regular race meetings at nearby Leopardstown race course are always a fun filled experience. Whether it is sailing in Dun Laoghaire, walking in Wicklow

or enjoying horse riding in Enniskerry or Stepside, Foxrock offers such convenience. Foxrock Golf Club, Carrickmines Croquet and Lawn Tennis Club and Westwood Fitness Centre are also merely a short distance away.

A fine selection of schools characterise Foxrock. Loreto in Foxrock and St. Patrick's Hollypark are nearby. Blackrock College, UCD and Rathdown are close. Mount Anville and Alexandra can also be accessed. Ultimately, Cranford and Aldington offers an optimal balance in luxury living, a beautiful location with a great selection of schools and amenities.





CRANFORD ACCOMMODATION DETAILS

Hall:

7.07m x 1.98m (23' 2 x 6' 6) Rich Mahogany entrance door with stained leaded and bevelled glass. A stunning and spacious entrance hall located centrally in the house providing easy access to the rest of the house. Large bright Italian porcelain tiled floor. Ceiling corning and recessed lighting.

WC:

2.1m x 1.43m (6' 11 x 4' 8) Located off the hallway, there is a generously proportioned WC, which has been designed to be wheelchair friendly.

The WC is finished to a very high standard with Italian porcelain tiled floor panelled with painted timber wainscoting and Quartz upstand over the wash hand basin. A back to wall WC with stone worktop and hand made Christoff framed storage presses either side thereof. All fittings are from the "Waverly" traditional range. Ornate ceiling corning and recessed lighting complete same.

Walk In Cloakroom:

3.30m x 1.96m (10'10 x 6' 5) This contains the location of the house services controls and acts as a porch/boot room and allows access from the utility room to the rear garden. It is fitted out with plenty of hanging space, a Natural Oak seat with leather upholstery and fitted storage units for shoes etc.

Lounge:

5.46m x 4.4m (17' 11 x 14' 5) This formal lounge is a light filled room of very generous proportions ideal for receiving guests.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors and a high quality Marble fireplace fitted with an enamel Erin "Waterford Stanley" solid fuel stove. Quartz window cills also feature.

Ceiling cornicing with centre rose and tasteful light fitting and wall lights feature. Room also has facility for 5 amp table lamp sockets.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer.

Dining:

6.19m (To bay) x 4.25m (20' 4 x 13' 11) The formal dining room is a spacious area ideal for formal entertaining or dinner parties.

A special feature of this room is the large bay window.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors and a high quality Marble fireplace fitted with a Tara "Waterford Stanley" solid fuel stove. Quartz window cills also feature.

Ceiling cornicing with centre rose and tasteful light fitting and wall lights feature. Room also has facility for 5 amp table lamp sockets.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer.

Kitchen:

10.27m (To bay) x 6.72m (33' 8 x 22' 1) Extremely large and spacious kitchen with separate family dining area overlooking large mature south facing garden.

A beautiful bespoke hand painted framed fitted kitchen by "Christoff" with fully integrated Neff appliances and an Elan Rangemaster gas / electric cooker hob.

Also featuring an excellent and extensive range of floor and wall units with beautiful curved feature and a central island unit with Walnut finish breakfast counter.

Worktops and in solid treble pencil granite. There are two recessed sinks (1 No. Belfast sink and 1 No. vegetable preparation sink) which are recessed into the granite work top with carved drainage fluting. The walls above the worktops and range are panelled in solid granite to be maintenance free and to create an overall luxurious effect.

The kitchen provides a light filled and spacious family dining area with feature bay window containing a large dining area.

Large attractive French doors with glass side screens provides a bright and spacious effect to the kitchen dining area and leads out onto a large granite slabbed south facing rear patio area.

The kitchen floor is tiled with stunning black Italian porcelain slate effect tiles.

Ceiling cornice and attractive light fittings feature. Quartz window cills also feature.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer.

Utility:

3.70m x 2.84m (12' 2 x 9' 4) The house has a large utility room, which is fitted out to the same high specification standard as the kitchen and has integrated "Neff" appliances. The floor is tiled with stunning black Italian slate effect porcelain tiles.

Worktops are in solid treble pencil granite. A sink is recessed into the granite work top with carved drainage fluting. The walls above the worktops and range are panelled in solid granite to be maintenance free and to create an overall luxurious effect.

Ceiling cornice with ample recessed lighting feature.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer

Family Lounge :

4.48m x 4.45m (14' 8 x 14' 7) This large light filled room overlooking the south facing garden with access to the patio through French doors offers the family an ideal environment for quality living and enjoyment. It also serves as yet another room for entertaining on occasion.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors and a high quality Quartz fireplace fitted with an inserted enamel Cara "Waterford Stanley" solid fuel stove.

Ceiling cornice with centre rose and tasteful light fittings and wall lights feature. Room also has facility for 5 amp table lamp sockets.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer.

Stairwell:

One of the most beautiful and eye catching features of the house is a solid mahogany stairs with varnished handrail, newels and goings and painted fluted balustrades and risers. The handrail continues without any obstructions from the scroll and wreath at the bottom to the finish at the top level. Fittingly, such a stairs has been designed to be soundproof as it is fitted on to a concrete structure. The stairs is designed, made and fitted by the renowned Flynn Bros., Tullamore.

The landings of the stairs are well lit and spacious giving the house an elegant feel harking back to the grand houses of the Victorian period.

Master Bedroom Suite:

10.21m (To bay includes walk in wardrobe and en suite) x 6.73m (33' 6 x 22' 1) The master bedroom offers a room of unequalled space and comfort. The bedroom over looks the south facing garden to the rear from the featured bay window.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

Ceiling cornice with centre rose and tasteful light fitting and ample recessed lighting feature.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer. Also wired for video intercom and digital alarm keypad. Quartz window cills also feature.

Master Dressing Room:

The sleeping area of the bedroom is complemented by the provision of a lavish walk in wardrobe fully fitted with Walnut framed units from "Christoff" to cater for his and her needs.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

Ample recessed lighting feature.

Master Ensuite:

The room is completed by a large well appointed en suite, which is fully tiled wall and floor with polished Italian porcelain tiles. There is a step in double shower controlled by a traditional thermostatically concealed valve with high quality Merlin Series 8 Polished Chrome Sliding Shower Door, heated towel rail and his and hers wash hand basins set on a feature stone worktop with fitted presses by Christoff complemented by a large mirror set in a hand painted framed vanity unit with reeded pillars by Christoff. A back to wall WC with stone worktop and hand made Christoff framed storage presses either side thereof. All fittings are from the "Waverly" traditional range. Ceiling corning in ensuite and ample recessed lighting feature.

Bedroom 2:

6.17m (To bay) x 4.28m (20' 3 x 14' 1) This is a double bedroom.

A special feature of this room is the large bay window.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

This bedroom has been fitted with built in bespoke hand painted framed curved wardrobes designed by "Christoff" incorporating a fitted study desk and library.

Ceiling cornicing with centre rose and tasteful light fitting feature.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer.

Bedroom 2 Ensuite:

The room is completed by a large well appointed en suite, which is fully tiled wall and floor with polished Italian porcelain tiles. There is a curved corner shower controlled by a traditional thermostatically concealed valve with high quality Merlin Series 8 Polished Chrome Sliding Shower Door, WC, traditional pedestal whb and heated towel rail. All fittings are from the "Waverly" traditional range. Ceiling cornicing in ensuite and ample recessed lighting feature.

Bedroom 3:

4.51m x 4.41m (14' 9 x 14' 6) This is a double bedroom.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floor. This bedroom has been fitted with built in bespoke hand painted framed wardrobes designed by "Christoff".

Ceiling cornice with centre rose and tasteful light fitting feature.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer.

Bedroom 3 Ensuite:

The room is completed by a large well appointed ensuite, which is fully tiled wall and floor with polished Italian porcelain tiles. There is a step in double shower controlled by a traditional thermostatically concealed valve with high quality Merlin Series 8 Polished Chrome Sliding Shower Door, WC, traditional pedestal whb and heated towel rail. All fittings are from the "Waverly" traditional range. Ceiling cornicing in ensuite and ample recessed lighting feature.

Bedroom 4:

4.48m x 4.46m (14' 8 x 14' 7) This is a double bedroom.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

This bedroom has been fitted with built in bespoke hand painted framed wardrobes designed by "Christoff" incorporating a fitted study desk and library.

Ceiling cornice with centre rose and tasteful light fitting feature.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer.

Bedroom 4 Ensuite:

The room is completed by a large well appointed en suite, which is fully tiled wall and floor with polished Italian porcelain tiles. There is a step in double shower controlled by a traditional thermostatically concealed valve with high quality Merlin Series 8 Polished Chrome Sliding Shower Door, WC, traditional pedestal whb and heated towel rail. All fittings are from the "Waverly" traditional range. Ceiling cornicing in ensuite and ample recessed lighting feature.

Family Bathroom:

3.20m x 1.90m (10' 6 x 6' 3) Magnificent large bathroom suite incorporating WC and pedestal wash hand basin, fine double bath with Waverly deck mounted bath / shower mixer including kit and a heated towel rail. The bathroom is fully tiled wall and floor with Italian porcelain tiles. All fittings are from the "Waverly" traditional range. Ceiling cornicing in bathroom with ample recessed lighting feature.

Hot press:

There is a large walk in hotpress offering ample space for an airing room if required. The floor is tiled with polished Italian porcelain tiles. It is maintenance free.

Second Level ~ Second Level Landing:

There is a spacious landing at this level, which is naturally lit by a gable window. Tasteful light fitting adorns.

The landing features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

Second Level Bedroom 5:

6.73m x 5.27m (22' 1 x 17' 3) Spacious and bright room naturally lit with South facing Velux windows and traditional side Sliding Sash window. It is open to a family to customise this room as a games room / play area / gymnasium etc.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

This room contains floored attic storage in the roof space either side of this room.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer.

Walk In Wardrobe:

Off the landing and adjacent to this bedroom there is a fully fitted natural oak walk in wardrobe provided.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

Bedroom 5 Ensuite:

4.11m x 1.98m (13' 6 x 6' 6) There is a large ensuite, which is fully tiled wall and floor with polished Italian porcelain tiles. There is a step in shower controlled by a traditional thermostatically concealed valve with Polished Chrome Sliding Shower Door and heated towel rail. There is a traditional pedestal whb and back to wall WC with stone worktop and handmade framed storage units either side by Christoff. All fittings are from the "Waverly" traditional range.

Office:

4.53m x 3.07m (14' 10 x 10' 1) Magnificent fully fitted out framed Mahogany home office providing substantial space and privacy. The room is naturally well-lit with South facing Velux roof lights and traditional side Sliding Sash window.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

Room is wired for tv / fm / Cat 5 / Cat 6 cabling for phone and computer..

Second Level Hotpress:

There is a fully fitted out hotpress in framed American White Oak by Christoff.

The room features Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors.

Exterior ~ Outbuilding:

Entrance through rich solid Mahogany door to a tasteful hand painted framed kitchen. The room is naturally lit by traditional side Sash window.

Granite worktops with recessed sink with carved drainage fluting and granite upstand with electric supply and sockets. Walls panelled in timber wainscoting. Outbuilding fully tiled in Italian Porcelain tiles.

Outbuilding also contains separate WC and a traditional pedestal WHB. This is also fully tiled wall and floor in Italian porcelain tiles.

Note:

All measurements are for guidance purposes only and measurements in rooms with bay windows give the longest measurement into the bay itself.





CRANFORD ~ EXTERNAL SPECIAL FEATURES

- Decorative Electronically controlled gates for security and ease of access/egress.
- Video intercom connection to the Front Door, Master Bedroom First Floor Landing and Second Floor Landing.
- Traditional Front Boundary decorative galvanised steel railings on a solid granite plinth with hand crafted traditional finial details.
- Extensive secure off street parking on front clay paved driveway.
- Front driveway comprises Penter Klinker clay brick paving laid in a Herringbone design.
- Landscaped areas set out with solid granite kerbing with hand crafted traditional moulded details and mature planting.
- County Red Smooth Wilnecote red brick finish to all elevations to capture the unique character and period style of the Foxrock area.
- Solid granite quoins with handcrafted traditional chamfered details to all elevations.
- Solid granite boot style cills to all windows.
- Solid granite plinths with hand crafted traditional moulded details to all elevations.
- Solid granite steps with traditional Bull nose details to all exterior doors.
- Solid granite ramp with handcrafted traditional moulded details for wheelchair access to front door.
- Traditional corbelled brick chimneys with decorative brick capping and ornate "Dublin" clay pots.
- Traditional solid Mahogany four panelled front door and side screens glazed with featured hand crafted leaded and bevelled glass.
- Victorian style open porch with solid granite tiling to floor and natural slate roof canopy finish.
- Feature period style bay windows.
- Traditional Victorian Sash windows with Wilnecote brick reveals detailed with bull nosed cant bricks.
- All windows are double glazed and made from highest quality uPVC to provide highest possible insulation values and a maintenance free finish.
- Solid antique brass Sash fittings to all windows.
- Traditional moulded aluminium gutters with traditional round aluminium down pipes and fittings.
- High quality uPVC Fascias and Soffits in traditional black fascia and white soffit for a maintenance free finish.
- Natural Slate roofs with clay ridge tiles.
- Large south facing rear garden tastefully landscaped providing a quality mature lawn.
- Luxury boundary wall of Wilnecote brick finish with brick piers and solid granite handcrafted traditional moulded caps and copings.
- Rear patio areas and side passageways finished in solid granite paving.
- Brick constructed outbuilding with granite plinth, cills, steps, and natural slate roof.
- Outbuilding contains tasteful hand painted framed kitchen and granite worktops and granite upstand with integrated sink, electric supply and sockets. Outbuilding fully tiled in Italian Porcelain tiles.
- Outbuilding also contains separate WC and WHB. This is also fully tiled in Italian porcelain tiles.
- South facing solar panels.
- Traditional Stand Up Cast Iron Swan Neck Harte Design Lighting in Front and Rear Garden.
- Extensive full perimeter security lighting.
- 2 No external taps servicing front driveway and rear garden.





CRANFORD ~ INTERNAL SPECIAL FEATURES

- A stunning and spacious entrance hall floored with Italian porcelain tiles.
- Video intercom located at Front Door, Master Bedroom, First Floor Landing and Second Floor Landing with connection to electronically controlled gates.
- High quality traditional moulded skirting and raised architrave throughout the house.
- Solid mahogany stairs with varnished handrail, newels and goings and painted fluted balustrades and risers.
- A special design feature of the house is that the stairs is fitted to a solid concrete base to ensure secure and soundproof usage
- Three spacious and elegant reception rooms offers an ideal opportunity for entertaining
- All reception room's fitted with bespoke fireplaces of Marble or Quartz on polished black Granite hearths.
- All fireplaces fitted with enamel Waterford Stanley solid fuel stoves from the "Erin, Tara or Cara range".
- Traditional moulded cornices in all rooms and halls on ground and first floor.
- Traditional ceiling roses are provided in all family rooms and bedrooms.
- Solid "Junckers" Wide Plank Oiled Oak Harmony timber floors throughout the house.
- A special design feature of the house is that all floors are finished with solid timber which is laid on solid concrete base for soundproofing
- Stunning traditional raised four-panelled wood grained fire rated doors throughout the house with brass door furniture.
- The house has the highest standard (A Rating) of external wall, floor and roof insulation.
- All internal walls are to a high standard with skimmed plaster finish.
- A further special design feature is that all internal walls between rooms are solid block walls not stud partitions.
- All rooms wired for TV, Cable, Telephone and Internet and all rooms have ample sockets.
- Under floor heating is provided on all three levels throughout the house. It is laid out in zones. This is digitally and thermostatically controlled in each room for convenience and flexibility. The heating system has been designed to an A rated standard.
- Exclusive bespoke hand painted framed kitchens, which are stunning in design and appearance, by "Christoff"
- A fully fitted spacious utility room to the same exacting high standard as the kitchen has been provided in the house
- 5 large double bedrooms all with Ensuites. Each bedroom akin to a standard master bedroom.
- A stunning master suite consisting of separate spacious bedroom area, luxury dressing room and stylish en-suite
- All Bathroom and Ensuites accessories from the exclusive "Waverly" traditional range
- All Bathrooms and Ensuites are fully tiled with Italian porcelain wall and floor tiles.
- Extensive ceiling cornicing in ensuites and bathrooms.
- All Bedrooms are lavishly fitted with bespoke hand painted framed wardrobes from "Christoff" or have fully fitted walk in wardrobes.
- Stylish Quartz window cills throughout rooms.
- All houses are fitted with fire/smoke detectors on all levels and all door openings on to the stairwell are rated FD 30 S.
- Highest standard of alarm system installed and fitted to IS 199
- Central Vacuum System.





CRANFORD ~ ENERGY EFFICIENCY

We believe that energy efficiency is a key variable in a new house. Hence, there is a significant focus upon energy efficiency in every facet of the house.

Two burners are utilised in the house for optimal energy efficiency. One is for heating and one for hot water. There is a Dual water heating system in place.

- There is a separate condensing gas Vokera burner and digital timer for hot water if required. The Burner is rated to Coil of insulated stainless steel efficient cylinder.
- Velux Solar Panels are fitted to provide additional energy efficient water heating.

There is a separate condensing Vokera burner for underfloor heating only. The burner is rated to 92% efficiency approx with Kilowatt Load of Underfloor Heating.

Underfloor heating to all three levels of the house by Unipipe Ireland Limited.

Each floor level controlled by separate Manifold. Each room is zoned.

Each room is thermostatically controlled by electronic digital thermostat for efficiency and comfort heating setting as required.

All fireplaces fitted with Enamel Waterford Stanley solid fuel stoves to give a high efficiency rating*.

Wall, ceiling and roof insulation to an A Rated Standard.

Towel Rails independently controlled through their own digital timer. Each has own local valve for optimal efficiency.

All recessed lighting fitted with an A rated 5.5 Watt Philips Master LED Spot Bulbs for up to 40,000 Hours usage.

All internal ceiling hanging lights fitted with Philips A Rated low energy CFL warm white 10 year Life light bulbs.

All external light fittings (wall lights & stand up Harte Design garden lights) fitted with A Rated CFL low energy warm white 10 year life light bulbs

Whilst most facets of the house are constructed to an A rated energy standard, overall the BER Certificate is B1 Energy Rated. As befitting tradition, beautiful Sash windows have been utilised in the house for such traditional and aesthetic reasons. Said windows attach a B Rating.

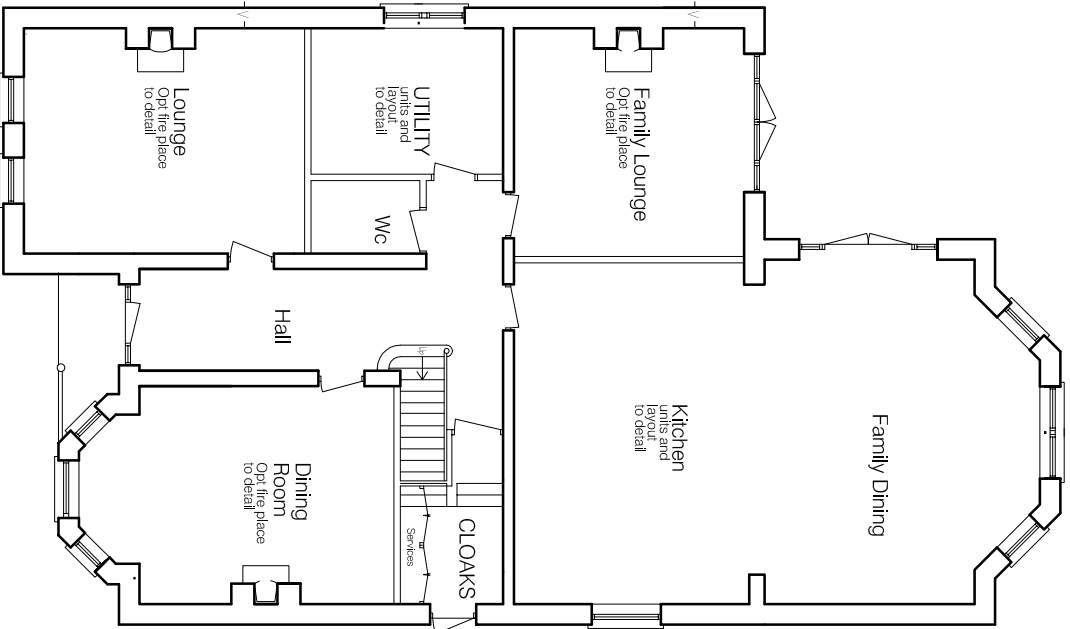
** Burning wood in your Stanley is a cost effective and environmentally friendly method of heating your home. Wood is a renewable energy source which can be replaced over a short number of years compared to other fuels which take thousands of years to form. Wood is considered a carbon neutral fuel. As part of the process of photosynthesis, trees absorb carbon dioxide from the atmosphere. When you burn a log on a fire, it will only release the same amount of carbon dioxide as it absorbed while living. (Source : Waterford Stanley brochure, "Stanley Stoves – Ireland's Best Loved Stoves", 4)*



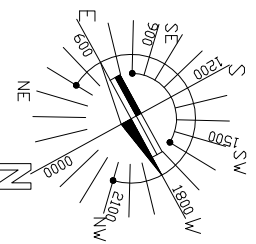
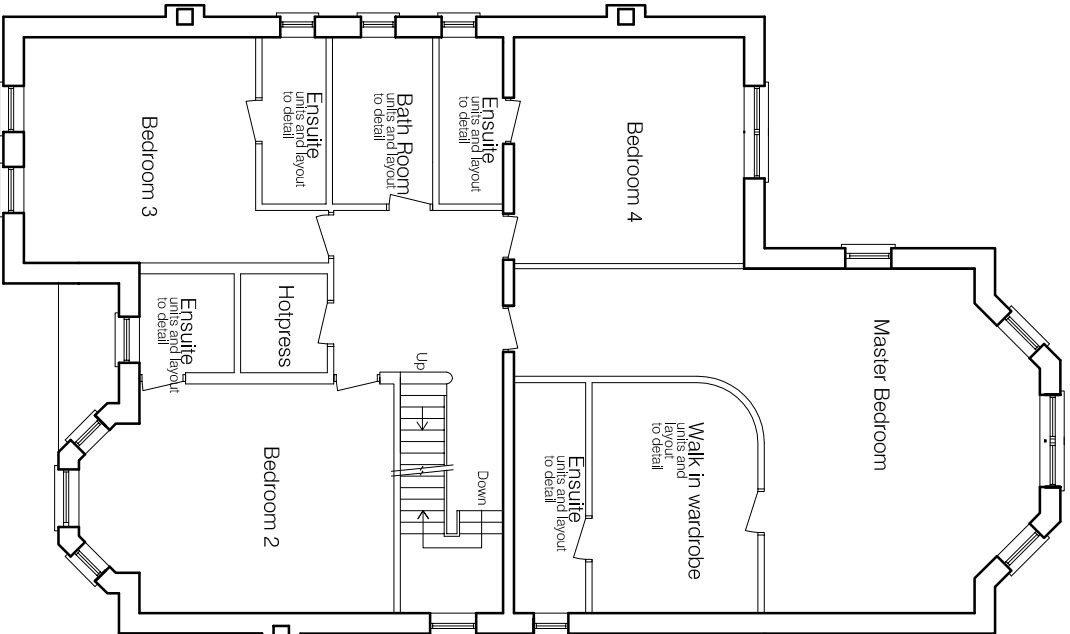
Aldington

*"Camford"
Mainault Road
Tarrocks
Co Dublin*

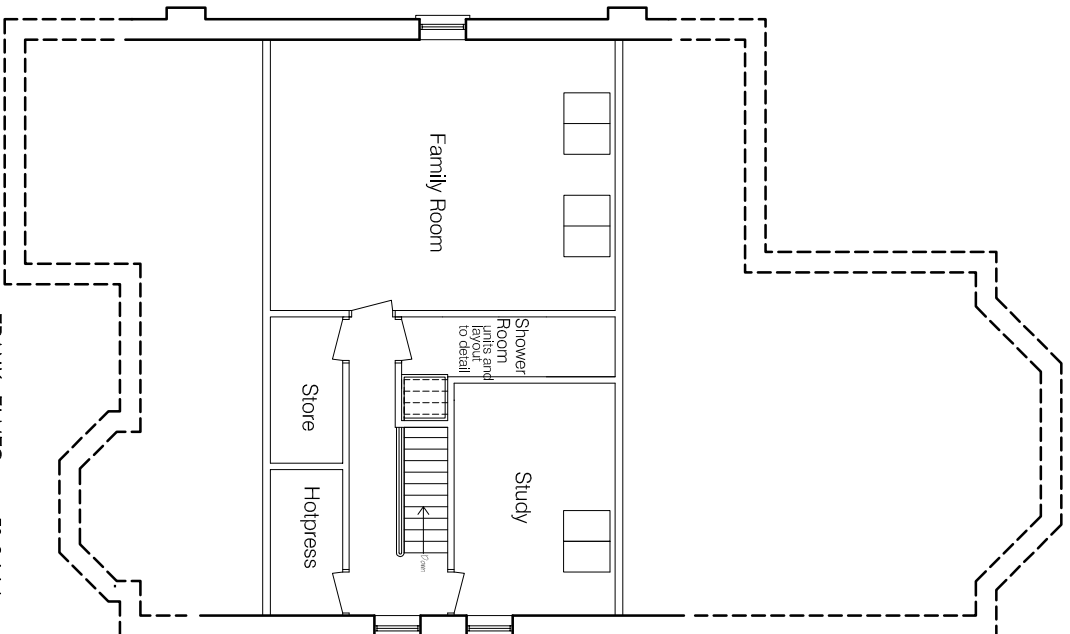
Ground Floor plan



First Floor plan



Attic Floor plan

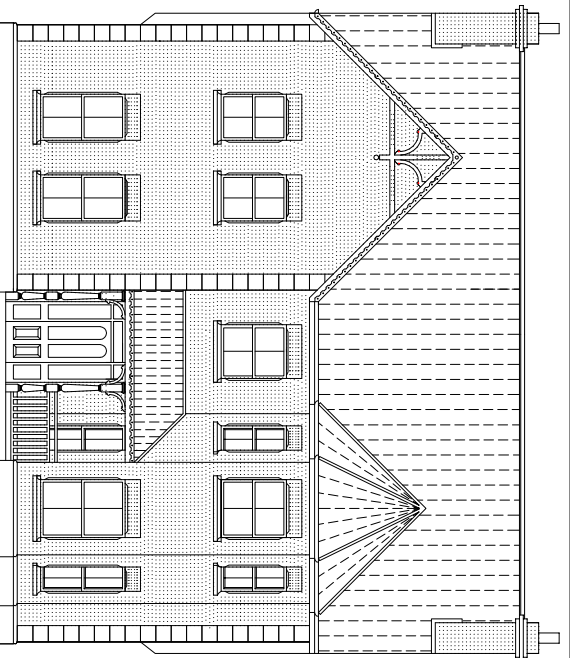


FRANK ELMES
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Architect
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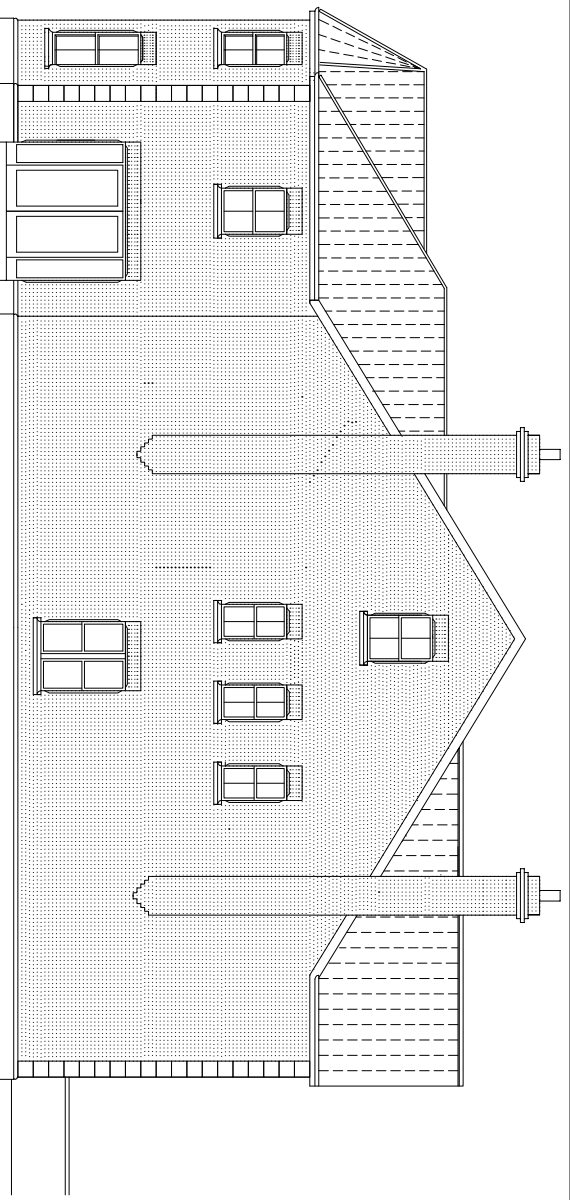
70 Saint Laurence Park
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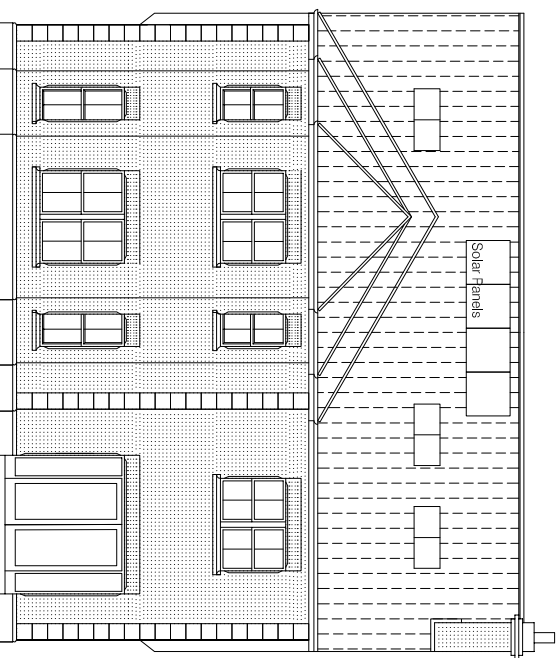
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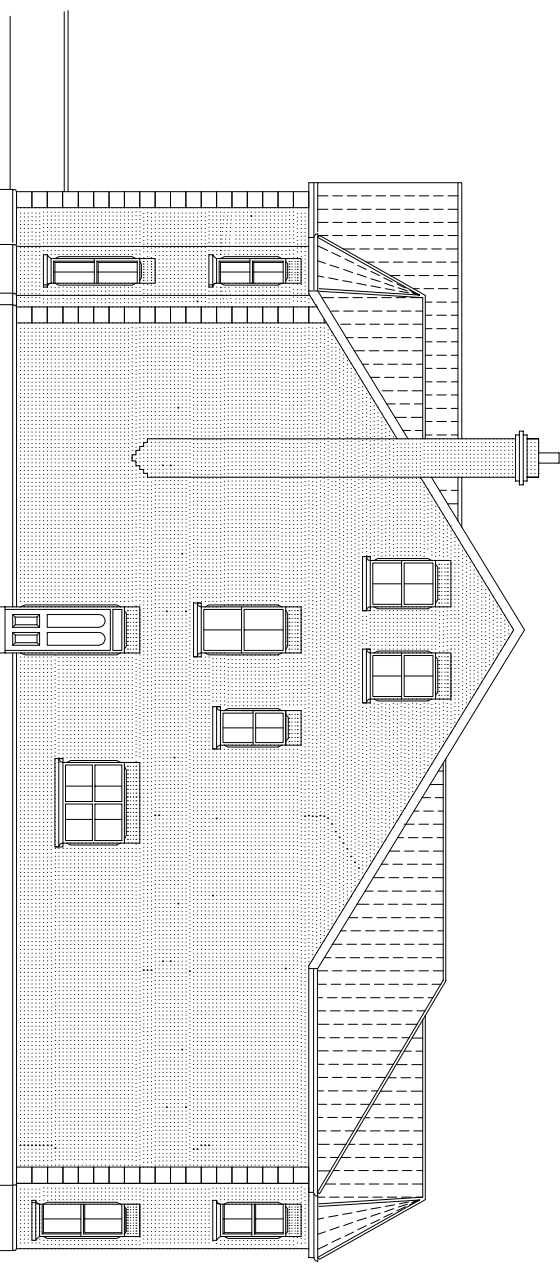
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



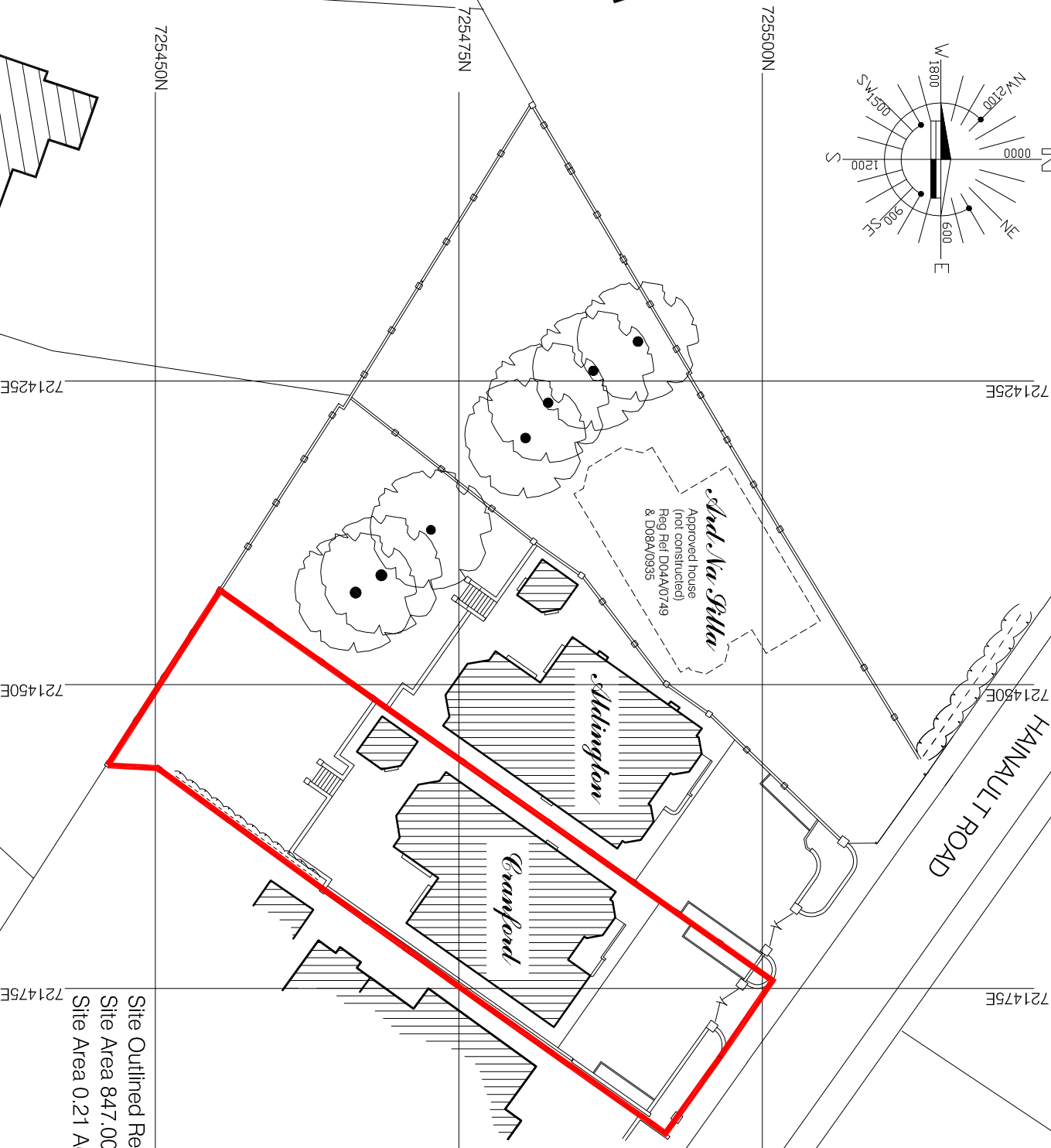
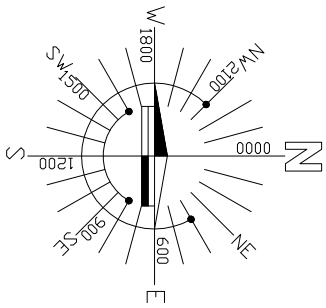
SIDE ELEVATION

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▭ Site Outlined Red
 Site Area 847.00 sq m
 Site Area 0.21 Ac

"Bamford"
Hainault Road
Toracks
Co Dublin

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